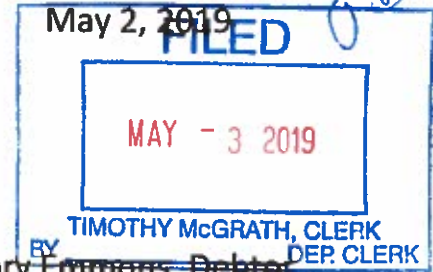


Gregory Emmons
1 Settlers Drive
Doylestown, PA 18901

Honorable Judge Magdeline D. Coleman
Robert N.C. Nix Sr. Federal Courthouse, Suite 202
900 Market Street
Philadelphia, PA 19107



RE: Gregory Emmons, Debtor
18-14844 MDC

Dear Judge Coleman;

I am respectfully requesting a continuance of the proposed Plan Confirmation schedule for May 9, 2019 due to necessity to amend the plan to conform to a reduced sales price of our primary place of residence, 1 Settlers Drive in Doylestown.

The home was listed at the price received from the first lender, Bayview Financial Services at \$849,900.00 and reduced to \$799,900 after two open houses and little activity. The real estate is now advising that a price as low as \$650,000 may be more realistic. With that price reduction the 4th Amended Plan is no longer feasible and new arrangements to pay the line of credit lender and the lien Pennsylvania taxes need be made. I am confident that I can achieve such however not in time to make the amendment and send to the creditor list prior to the May 9, 2019 hearing.

I know of no prejudice that a continuance would cause to any creditor and continue to pay the estimated monthly payment to the Trustee.

Please advise in response. Thank you.

Respectfully yours,


Gregory Emmons

Enclosures – realtor reports



Ken Krauter
BHHS Fox & Roach-Spring House
(215) 450-0605
kenkrauter@gmail.com

Listing Activity Report

1 SETTLERS DRIVE, DOYLESTOWN, PA 18901

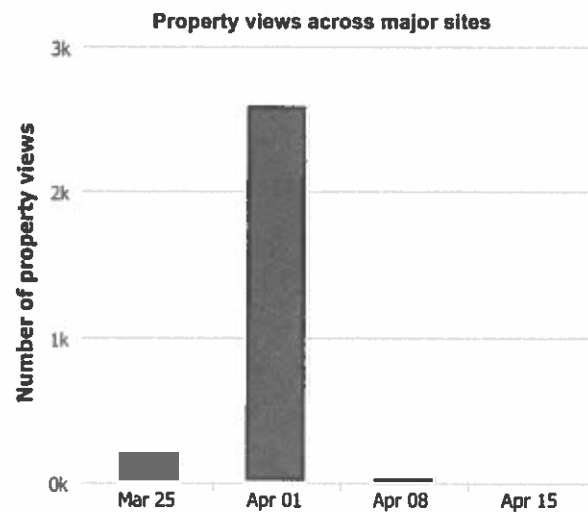
Snapshot for Feb 28, 2019 - Apr 15, 2019







Listing ID: PABU443922
Address: 1 SETTLERS DRIVE, DOYLESTOWN, PA 18901
Price: \$799,900
Status: ACTIVE
Total number of appointments: 0
Appointments in the last 30 days: 0
Appointments in the last 7 days: 0
Total number of agent previews: 0
Total number of agent inquiries: 1

Property Views Across Major Sites

Website	Property Views to Date	Property Views Last 7 Days
Realtor.com	3423	9
Trulia	175	0
Zillow	1081	0
TREND MLS	61	1
Total	4740	10



Activity Details	Showing Agent	Received	Available to Homeowner?
No feedback responses.			

Listing Activity Details				
Activity Type	Activity Date	Showing Agent	Notes	Feedback
 Price Change	04/15/2019 6:45 AM		From \$849,900 to \$799,900	
 Past Agent Inquiry	03/17/2019 12:00 AM	Parvin Rostami L&F - Haverford (610) 574-5278 parvin.rostami@longandfoster.com		Feedback not requested for inquiries.
 Status Change	03/04/2019 1:11 AM		From COMING SOON to ACTIVE	
 New Listing	02/28/2019			



Greg Emmons <gbe119.ge@gmail.com>

1 Settlers

3 messages

Ken Krauter <kenkrauter@gmail.com>

Wed, May 1, 2019 at 6:46 AM

To: Greg Emmons <gbe119.ge@gmail.com>, Kathy Emmons <kemmons1230@gmail.com>

Hi Greg & Kathy:

Unfortunately the Open House did not produce the desired results; there were no visitors to the event.

Reasons for the lack of attendance would be hard to pin down, and can be traced back to issues that have nothing to do with the house, but it does highlight our central problem that being the price is too high.

We're also not getting any showing requests which is another indicator that further adjustments are needed.

We have too options; make a significant move to spur activity (move the price to below \$700k or test the market @ \$750k for a short period? I believe, ultimately, our market value is in the \$600k's but we can certainly get there in a slower pace. As we previously discussed this recommended adjustment will put us in short sale territory so we'll need to get prepared.

Please reach out to the court for permission to make the price change.

Thanks in advance for your time and consideration.

KK

Kenneth B Krauter: CRS, ABR, SFR, CDPE, CNE, e-Pro
Broker Associate / Team Leader / Notary Public
The Ken Krauter Team
Berkshire Hathaway Home Services Fox & Roach Realtors
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NJ Sales Associate Lic. 0227378

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Greg Emmons <gbe119.ge@gmail.com>

Wed, May 1, 2019 at 7:37 AM